

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description: COMMON COUNCIL MEETING

Date: Monday, June 15, 2026 Time: 6:30 PM Location: MUNICIPAL BUILDING
COUNCIL CHAMBERS - 300 LA CROSSE STREET, WISCONSIN DELLS, WI

MAYOR		COUNCIL MEMBERS		
		FIRST DISTRICT	SECOND DISTRICT	THIRD DISTRICT
Edward Wojnicz		Troy Ryan	Adam Makowski	Ben Anderson
		Brian Holzem	Terry Marshall	Dan Anchor
OPENING				
1	Call to Order & Roll Call Attendance			
2	Pledge of Allegiance			
3	Approval of Consent Agenda Items: a. May 18, 2026 Common Council Meeting b. Schedule of Bills Payable			
AGENDA ITEMS				
4	Public Comment/Citizen Appearances for any non-agenda item.			
5	Discussion and Decision on an application for a Operator’s License recommended for denial.			
6	Discussion and Decision on a Special Event Permit submitted by Jenifer Dobbs for Celebrate Independence Day for the licensing period of July 4, 2026, with a rain date of July 5, 2026.			
7	Discussion and Decision on a renewal application for a Mobile Home Park License for the licensing period of July 1, 2026 through June 30, 2027 for the following locations: 1) Towerview Estates – 1004-1123 Plum Street & 1032-1114 Illinois Ave 2) Pleasant Valley Properties – 610 Commercial Ave			
8	Discussion and Decision on an original Room Tax Permit application submitted by VRM Wisconsin OPCO LLC, DBA VueStay Vacations.			
9	Discussion and Decision on a change of Management Company (VueStay Vacations) for the following Overnight Lodging Licenses, for the licensing period of May 16, 2026 through April 30, 2027. 1) Z&S Properties of Milwaukee, LLC – 2504 River Rd #7212 2) CV Unit 2314, LLC – 2501 River Rd #2314 3) Z&S Properties of Milwaukee, LLC – 2411 River Rd #2520/2522 4) Epic Vacation Rentals WI, LLC – 2504 River Rd #7215 5) Joseph Kandravi – 2411 River Rd #2145/2147 6) Daniel Richard Davis – 2504 River Rd #7213 7) David & Roseann Marseille – 2411 River Rd #2323 8) John Stroebel – 2411 River Rd #2645/2647 9) OSB Mangement WI, LLC – 2411 River Rd #2517/2519 10) Wisconsin Dell’s Condo, LLC – 2411 River Rd #2249/2251 11) Rhynold & Sandra Shave – 2411 River Rd #2408 12) Rhynold & Sandra Shave – 2411 River Rd #2433 13) Treadstone Property Group, LLC – 2411 River Rd #2344/2346 14) Minerva Investment Group, LLC – 2411 River Rd #2623/2634			

	15) Minerva Investment Group, LLC – 2411 River Rd #2341/2343 16) Eva & Maciej Labowicz – 2411 River Rd #2444/2446 17) Nadine Kroenke & Barbara Schaal – 2411 River Rd #2402 18) Ryan & Tabitha Mellenberger – 2411 River Rd #7114 19) Jeffrey W. Molter – 2411 River Rd #2224/2226
10	Discussion and Decision on an original Commercial Quadricycle License Application submitted by Eric Millard for the licensing period of June 16, 2026 through March 31, 2027. Contingent on Proof of Insurance and Inspection by Police Department.
11	Discussion and Decision on an original Overnight Lodging License application and Room Tax Permit submitted by Matthew Aukes, DBA MA2 Investment, LLC located at 930 River Road for the licensing period of June 16, 2026 through April 30, 2027. Contingent on the State Lodging License and the final inspection by the Zoning Administrator.
12	Discussion and Decision on an original Overnight Lodging License application and Room Tax Permit submitted by Nathaniel Thayer, DBA Theyers Estates, LLC located at 1210 Oak St for the licensing period of June 16, 2026 through April 30, 2027. Contingent on the State Lodging License and the final inspection by the Zoning Administrator.
13	Discussion and Decision on an original Overnight Lodging License application submitted by Jay Hansen, DBA EAH Investments, LLC located at 1308 River Road for the licensing period of June 16, 2026 through April 30, 2027. Contingent on the final inspection by the Zoning Administrator.
14	Discussion and Decision on a renewal application for an Alcohol Beverage License for the licensing period of July 1, 2026 through June 30, 2027 (contingent on background checks and money due to the City) for the following locations: <u>Class “A” Beer & “Class A Liquor”</u> 1. Dolgencorp LLC, DBA - Dollar General Store #23915, Agent – Quinn Henson 2. Kwik Trip Inc, DBA - Kwik Trip 1113, Agent – Felicia Charles 3. Kwik Trip Inc, DBA - Kwik Trip 1118, Agent – Henry Piatek 4. Liberty Square Gas Station Inc, DBA - Refuel Pantry – R&G, Agent Lakhbir Singh 5. Liberty Square Gas Station Inc, DBA- Refuel Pantry – American World, Agent Mellisa Jacobson 6. Walgreen Co, DBA - Walgreens #06885, Agent – Dana Weiland 7. Kristie’s Foods Dells LLC, DBA - Mauer’s Market IGA, Agent – Janice Seager
15	Discussion and Decision on a renewal application for an Alcohol Beverage License for the licensing period of July 1, 2026 through June 30, 2027 (contingent on background checks and money due to the City) for the following locations: <u>Class “B” & “Class C” Liquor (wine only)</u> 1. Lohrfour LLC, DBA - Courtyard Café, Agent – Nikki Lohr 2. Arcade PVP Bar LLC, Agent – Dennis Mitchell 3. Rib Kings of America Inc, DBA - Famous Dave’s BBQ, Agent – Riley Garcia 4. Familyland Enterprises LLC, DBA - M.A.C.S. Wisconsin Dells & Huckleberry’s Ice Cream & Bakery, Agent – Nicolas Morse 5. Familyland Enterprises LLC, DBA - The Villa Pizza Co, Agent – Nicolas Morse 6. Gueros Tacos LLC, DBA – Tacos El Guero, Agent – Luis Martinez 7. Animal Entertainments Inc, DBA – Timbavati Wildlife Park, Agent – Deborah Fisher-Revels 8. DZJV WI LLC, DBA - Hofbrewzhaus, Agent – Melissa Stuckart 9. Pizza Lab LLC, DBA - Dells Pizza Lab, Agent – Burak Akbeg 10. Odessa Holdings LLC, DBA - Bells Bistro, Agent – Ancuta G Spinu 11. BBWD WI LLC, DBA – Big Boy Wisconsin Dells, Agent – Melissa Stuckart 12. PALS Brewing Company Wisconsin LLC, DBA – Pals Brew Pub, Agent – Mike Kaminski Contingent on background checks and payment of debt owed to the City.

16	Discussion and Decision on a renewal application for an Alcohol Beverage License for the licensing period of July 1, 2026 through June 30, 2027 (contingent on background checks and money due to the City) for the following locations: <u>Class “B” Beer</u> 1. Dells Home Talent Baseball, DBA - Home Talent Baseball, Agent – Aaron Van Schoyck 2. American Legion Post 187, DBA - American Legion Post 187, Agent – Mark Cobb 3. Lucy Hai LLC, DBA - Wei’s Chinese Restaurant, Agent – Li Hongyan 4. Swimiga Inc, DBA – Super 8, Agent – Yatimkumar Patel 5. Lajali LLC, DBA – YetiYard Next Level Adventures, Agent – Tamara Curley 6. Jay Hospitality 2020 LLC, DBA – Econolodge Inn, Agent – Haresh Patel 7. Taco Loco LLC, DBA – El Taco Loco, Agent – Abel Villarreal 8. Colotan Mex Rest, Agent – Juan Medrano 9. Bridgeview Corporation, DBA - Timber Falls Adventure Park, Agent – Noel Ebanks 10. Woodside Sports Complex Operations LLC, DBA – Woodside Sports Complex, Agent – Michael Fadness 11. Sherwood Forest Dells LLC, DBA - Sherwood Forest Camping and RV Park, Agent – Bradley Gussel 12. Jag Courts Inc, DBA – JUSTAGAME, Agent – Mike Murphy Contingent on background checks and payment of debt owed to the City.
17	Discussion and Decision on a renewal application for an Alcohol Beverage License for the licensing period of July 1, 2026 through June 30, 2027 (contingent on background checks and money due to the City) for the following locations: <u>Original Class “B” Beer & “Class B” Liquor</u> 1. Six K’s Keg Inc, DBA - The Keg Bar & Grill/Kilbourn Cork, Agent - Keith Koehler 2. Uptown Sand Bar Corp., DBA - Sand Bar, Agent – William Farmer 3. DJC Management LLC, DBA - Monks Bar & Grill – Wisconsin Dells, Agent – Daniel Collar 4. JAM Food & Fun Inc, DBA - Dells Distillery, Agent – Jeffrey Morris 5. Fishers Bar 53965 LLC, DBA - Fishers Bar, Agent – Aaron VanSchoyck 6. Broadway LLC, DBA – Swagat Indian Cuisine, Agent – Resham Singh 7. Helland Food Group LLC, DBA - Mexicali Rose, The Landing Riverfront Bar, Agent – Eric Helland 8. Vector & Eat LLC, DBA - The District, Agent – Daniel Marsich 9. DeFosse Properties LLC, DBA - Showboat Saloon/Tugs Kitchen/Mama’s Garage, Agent Jesse DeFosse 10. Stage III LLC, DBA - Chalet Lanes, Agent – Sarah Brown 11. Jose’s Authentic Mexican Restaurant, Agent – Heather Parra Wilson 12. Chula Vista Inc, DBA - Chula Vista Resort, Agent – Jeffery Kaminski 13. TR Nelson Inc, DBA - Trappers Turn Golf Club, Agent – Patrick Steffes 14. RRAD Development LLC, DBA - Boathouse Restaurant & Vue Resort, Agent – Rich Makowski 15. Jax Enterprises II, Nig’s Bar, Agent – Shad Strand 16. Galeros Catering LLC, DBA - Rubbs Steakhouse, Agent – Alexandros Galeros 17. Bravo 857 LLC, DBA – Polynesian Hotel Wisconsin Dells, - Agent – Ana Veci 18. Black Rose WI LLC – The Lucky Leprechaun, - Agent Mellisa Stuckart Contingent on background checks and payment of debt owed to the City.
18	Discussion and Decision on a renewal application for an Alcohol Beverage License for the licensing period of July 1, 2026 through June 30, 2027 (contingent on background checks and money due to the City) for the following locations: <u>Class “B” Beer & “Class B” Liquor (’01 Reserve)</u>

	1. Jilly Beaners LLC, DBA - River Walk Pub, Agent – Jillian DeVold <u>Class “B” Beer & “Class B” Liquor (’23 Reserve)</u> 1. Asgard Axe Throwing LLC, DBA - Asgard Axe & Tap, Agent – Dennis Mitchell <u>Class “B” Beer & “Class B” Liquor Quota</u> 1. Land of Natura LLC, DBA - Land of Natura LLC, Agent – Adam Makowski 2. Logging Camp Inc, DBA - Paul Bunyans & Dells Lumberjack Show, Agent – Hunter Nicksic 3. Dells Resorts Inc, DBA - Hot Rocks/Natura Treescape Resort, Agent – David Makowski 4. San Antonio Mexican Restaurant LLC, DBA - San Antonio Mexican Restaurant, Agent – Luis Martinez 5. Woodside Sports Complex Operations LLC, DBA - Woodside Wisconsin Dells Center, Agent – Michael Fadness 6. Uphoff Resorts LLC – DBA – Dellshire Resort, Agent – Michael Lucero 7. Marazul Mexican Bar and Grill Inc, Agent – Rosa Contreras <u>“Class C” Liquor (wine only)</u> 1. Navi Spa LLC, Agent – Ivan Fedyshyn Contingent on background checks and payment of debt owed to the City.
19	Discussion and Decision on a renewal application for a Cigarette, Tobacco, and Electronic Vaping Device Retail License Application for the licensing period of July 1, 2026 through June 30, 2027 (contingent on background checks and money due to the City) for the following locations: 1. Dolgencorp LLC, DBA - Dollar General Store #23915, Agent – Quinn Henson 2. Chula Vista Inc, DBA – Chula Vista Resort, Agent – Jeffery Kaminski 3. Kristie’s Foods Dells LLC, DBA – Maurer’s Market IGA, Agent – Janice Seager 4. TR Nelson Inc, DBA – Trappers Turn Golf Club, Agent - Patrick Steffes 5. Walgreen Co, DBA – Walgreens #06885, Agent – Dana Weiland 6. Six K’s Keg Inc, DBA – Kilbourn Cork, Agent – Keith Koehler 7. Kwik Trip Inc, DBA – Kwik Trip 1118, Agent – Henry Piatek 8. Kwik Trip Inc, DBA – Kwik Trip 1113, Agent – Felicia Charles 9. Liberty Square Gas Station Inc, DBA – Refuel Pantry – American World, Agent – Mellisa Jacobson 10. Liberty Square Gas Station Inc, DBA – Refuel Pantry – R&G, Agent – Lakhbir Singh 11. Authenticity Gifts LLC, DBA – The Pickled Cowboy, Agent – Darrin Marsich 12. All New Tobacco Vape Outlet LLC, DBA – Smoke World Vape, Agent – Reiner Vetter Remivez 13. Tasting Room of Monona Inc, DBA – Loon Lake Cigar, Agent – Adam Bruner 14. Wisco Sales Group LLC, Agent – Aaron Troxel Contingent on background checks and payment of debt owed to the City.
RESOLUTIONS	
20	Resolution to approve a conditional use application submitted by Matt Aukes DBA MA2 Investments LLC to operate a Tourist Rooming House at 930 River Road, Columbia County Tax Parcel 11291-TBD. Location is zoned C-1 Commercial- Neighborhood.
21	Resolution to deny a conditional use application submitted by Don Hebbring for a Short-Term Rental at 905 Church Street, Columbia County Tax Parcel 11291-557.1. Property is zoned R-3 Residential mixed.
22	Resolution to approve a Certified Survey Map and Site Plan Review application by Keith Koehler for a new covered event building at 720/732 Oak Street, Columbia County Tax Parcel 11291-73.
23	Resolution to approve the Exclusive Use and Privilege Agreement with Pizza and Beer LLC, Located at 805 River Road, for Use of the Public Sidewalk.
24	Resolution to approve the Oak Street Café Area Exclusive Use and Privilege Agreement with Wisco Nutrition LLC, Located at 725 Oak Street, for the Use of the Public Sidewalk.
25	Resolution to approve a request by Wizard Quest to make the alley behind Wizards Quest 1-way going East.

26	Resolution to approve the low bid for the 2026 Roadway Improvement Project #10134040.
27	Resolution to approve an easement to Marquette-Adams Telephone Cooperative at the location of the old shop.
28	Resolution to approve the Sewer Compliance Maintenance Annual Report (CMAR).
29	Resolution to approve MSA Task Order 85145 Amendment 1 – Plum Street construction.
30	Resolution to approve MSA Task Order 85123 Amendment 1 – Parkway construction.
31	Resolution to approve the updated Municipal Bond Schedule.
32	Resolution to approve the proposal from Gordon Flesch Company to replace the City’s telephones and provide monthly services.
33	Resolution to approve the proposal from Gordon Flesch Company to update the City’s copy machines.
ORDINANCES	
34	Second Reading of a Proposed Ordinance to amend Code Sec 16.35(4)(a) – Overnight Lodging – Tourist Rooming Houses and Short-Term Rentals.
35	Second Reading of a Proposed Ordinance to create Code Sec 16.25 – Regulation of Garage/Yard Sales.
36	Second Reading of a Proposed Ordinance to re-number 6.08 to 6.99 and to create Code Sec 6.08 – Sidewalk Obstructions.
37	Second Reading of a Proposed Ordinance to amend Code Sec. 15.05(1) and 15.06(1) – Neighborhood Blight.
38	First Reading of a Proposed Ordinance to amend Code Sec 19.110 – General definitions, amend Code Sec 19.111- Land use definitions and Create 19.91 – Agriculture Sales and amend Temporary uses by district Exhibit 5-3 & Exhibit 6-3.
39	First Reading of a Proposed Ordinance to repeal Code Sec 10.22(28) Parking Permits and to create 10.22(28) Parking Permits.
40	First Reading of a Proposed Ordinance to repeal Code Sec. 17.02(5) and create 17.02(5) – Public Nuisances Affecting Peace and Quiet.
CLOSING	
41	Business for Referral to Subsequent Meetings: Common Council – Monday, July 20, 2026
42	Adjourn
	Lisa A McClyman, City Clerk/Treasurer Posted: 6/12/26
PLEASE BE ADVISED THAT UPON REASONABLE NOTICE, THE CITY OF WISCONSIN DELLS WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES TO AFFORD INDIVIDUALS WITH DISABILITIES AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETING ACTIVITIES	